

Sumata Research
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Office Use Only 1/03/00--01020--020
*****78.75 *****78.75

CORPORATION NAME(S) & DOCUMENT NUMBER(S), (if known):

1. Oakland Centre landowners'
(Corporation Name) (Document #)

2. Association Inc
(Corporation Name) (Document #)

3. _____
(Corporation Name) (Document #)

4. _____
(Corporation Name) (Document #)

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

FILED

☒ Walk in

☐ Pick up time _____

☒ Certified Copy

☐ Mail out

☐ Will wait

☐ Photocopy

☐ Certificate of Status

NEW FILINGS

- ☐ Profit
☒ Not for Profit
☒ Limited Liability
☐ Domestication
☐ Other

AMENDMENTS

- ☐ Amendment
☐ Resignation of R.A., Officer/Director
☐ Change of Registered Agent
☐ Dissolution/Withdrawal
☐ Merger

OTHER FILINGS

- ☐ Annual Report
☐ Fictitious Name

REGISTRATION/QUALIFICATION

- ☐ Foreign
☐ Limited Partnership
☐ Reinstatement
☐ Trademark
☐ Other

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SUFFICIENCY OF FILINGS

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NOV 3 2000
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T. SMITH NOV 03 2000

Examiner's Initials



FLORIDA DEPARTMENT OF STATE

Katherine Harris
Secretary of State

November 3, 2000

SUNSTATE RESEARCH

SUBJECT: OAKLAND CENTRE LANDOWNERS' ASSOCIATION, INC.
Ref. Number: W00000026439

We have received your document for OAKLAND CENTRE LANDOWNERS' ASSOCIATION, INC. and your check(s) totaling \$78.75. However, the enclosed document has not been filed and is being returned for the following correction(s):

Section 617.0202(d), Florida Statutes, requires the manner in which directors are elected or appointed be contained in the articles of incorporation or a statement that the method of election of directors is as stated in the bylaws.

Please return the original and one copy of your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 487-6927.

Tracy Smith
Document Specialist

Letter Number: 200A00057204

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DIVISION OF CORPORATIONS

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NOT RECORDED
TO ACKNOWLEDGE
SUFFICIENCY OF FILING

*Corrected
Please
have dated
11/3/00*

ARTICLES OF INCORPORATION
OF
OAKLAND CENTRE LANDOWNERS' ASSOCIATION, INC.

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopt the following Articles of Incorporation:

ARTICLE I

The name of the corporation is **OAKLAND CENTRE LANDOWNERS' ASSOCIATION, INC.** (hereafter called the "Association").

ARTICLE II

The principal office of the Association is located at 500 W. Maitland Avenue, Suite 313, Maitland, Florida 32751.

ARTICLE III

Mark D. Thomson, whose address is 20 N. Orange Ave., Suite 1000, Orlando, Florida 32801, is hereby appointed the initial registered agent of this Association.

ARTICLE IV
DEFINITIONS

Unless otherwise provided herein to the contrary, all terms and words utilized herein shall be as defined in that certain Declaration of Covenants, Conditions and Restrictions for OAKLAND CENTRE, City of Oakland, Orange County, Florida and recorded or to be recorded in the Public Records of Orange County, Florida (the "Declaration").

ARTICLE V
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the Members thereof, and the specific purposes for which it is formed are to provide for maintenance, preservation and architectural control of the Lots, Building Units and Common Area within that certain tract of land more particularly described in the Declaration and to promote the health, safety and welfare of the users of the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association and for this purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

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TALLAHASSEE FLORIDA

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3) of the Members mortgage, pledge, grant a deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the Members, agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other not for profit corporations organized for the same purposes or annex additional residential property and Common Area, provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of the Members;

(g) Make, establish and enforce rules and regulations regarding the use of property owned, operated or managed by it;

(h) Contract for goods and services and for professional management and to delegate to such manager the powers and duties of the Association, except those which require specific approval of the Board of Directors or Members;

(i) To sue and be sued and appear and defend in all actions and proceedings in its corporate name; and

(j) Have and exercise any and all powers, rights and privileges which a not for profit corporation organized under the laws of the State of Florida may by law now or hereafter have or exercise.

ARTICLE VI **MEMBERSHIP**

Every Owner of a Lot which is subject to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership

shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VII
MEETING OF MEMBERS: QUORUM REQUIREMENTS

The presence at any meeting of Members entitled to cast, or of proxies entitled to cast, fifty (50%) percent of the votes shall constitute a quorum for any action except as otherwise provided in these Articles of Incorporation, the Declaration or the Bylaws.

ARTICLE VIII
VOTING RIGHTS

The Members shall be all Owners, and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot.

ARTICLE IX
BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of four (4) Directors, who need not be Members of the Association. The number of directors may be changed by amendment of the Bylaws of the Association but in no event shall there be less than three. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

<u>NAME</u>	<u>ADDRESS</u>
Charles S. Butts III	500 W. Maitland Ave., Suite 313 Maitland, Florida 32751
Tom Sidel	500 W. Maitland Ave., Suite 313 Maitland, Florida 32751
Wyndell T. Kern	500 W. Maitland Ave., Suite 313 Maitland, Florida 32751
W. Warner Peacock	500 W. Maitland Ave., Suite 313 Maitland, Florida 32751

The method of election of directors shall be as stated in the Bylaws.

ARTICLE X
DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of the Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any not for profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, responsibility for the operation and maintenance of the Surface Water or Storm Water Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

ARTICLE XI
DURATION

The Association shall exist perpetually.

ARTICLE XII
INCORPORATOR

The name and address of the incorporator is as follows:

Mark D. Thomson
Shutts & Bowen LLP
20 N. Orange Ave., Suite 1000
Orlando, Florida 32801

ARTICLE XIII
AMENDMENTS

Amendment of these Articles shall require the assent of seventy-five-percent (75%) of all Members. Amendment of these Articles may be proposed by the Board of Directors and shall be voted on at a Special Meeting of the Members duly called for that purpose, or at an annual meeting of the Members; provided, however, the foregoing requirement as to a meeting of the Members shall not be construed to prevent the Members from waiving notice of a meeting; provided further, if Members (and/or persons holding valid proxies) with not less than seventy-five percent (75%) of the

votes of the entire membership sign a written consent manifesting their intent that an Amendment to these Articles be adopted, then such Amendment shall thereby be adopted as though proposed by the Board of Directors and voted on at a meeting of the membership as hereinabove provided.

ARTICLE XIV
BYLAWS

The Bylaws of this Association shall be adopted by the Board of Directors and may be altered, amended, or rescinded by a majority vote of a quorum of all Members voting in person or by proxy.

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, constituting the incorporator of this Association, has executed these Articles of Incorporation this 1st day of November, 2000.

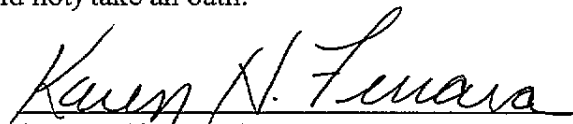


MARK D. THOMSON,
Incorporator

STATE OF FLORIDA)
) SS.
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 1st day of November, 2000, by MARK D. THOMSON who is personally known to me or has produced _____ as identification and did (did not) take an oath.

NOTARY PUBLIC - STATE OF FLORIDA
KAREN H. FERRARA
COMMISSION # CC673007
EXPIRES 3/18/2001
BONDED THRU ASA 1-888-NOTARY1


(Notary Signature)

(NOTARY SEAL)

(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

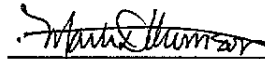
REGISTERED AGENT CERTIFICATE

In pursuance of the Florida Not For Profit Corporation Act, the following is submitted, in compliance with said statute:

That Oakland Centre Landowners' Association, Inc. desiring to organize under the laws of the State of Florida, with its registered office, as indicated in the Articles of Incorporation at the City of Orlando, County of Orange, State of Florida, has named MARK D. THOMSON, located at 20 N. Orange Ave., Suite 1000, Orlando, Florida 32801, as its registered agent to accept service of process and perform such other duties as are required in the State.

ACKNOWLEDGMENT:

Having been named to accept service of process and serve as registered agent for the above-stated Corporation, at the place designated in this Certificate, the undersigned hereby accepts to act in this capacity, and agrees to comply with the provision of said statute relative in keeping open said office, and further states he is familiar with §617.0501, Florida Statutes.



MARK D. THOMSON, Registered Agent

DATED: November 1st, 2000

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TALLAHASSEE FLORIDA

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